

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

Tuesday, October 29, 2013

1:00 p.m. – 3:00 p.m.

*Camp Korey at Carnation Farm
28901 NE Carnation Farm Road
Carnation, Washington*

COMMISSIONERS PRESENT: Tom Hitzroth, Chair; Poppi Handy, Vice Chair; Lorelea Hudson; Kji Kelly

COMMISSIONERS ABSENT: Mary McCormick; Lynette Weber

STAFF PRESENT: Julie Koler; Todd Scott; Charlie Sundberg

GUESTS: Andrew and Keri Berger; Merwin Cederblom; Susanne Chambers; Carolyn and Mike Howard; Phyllis Keller; Tom and Irene Pike

CALL TO ORDER: Chair Hitzroth called the meeting to order at 1:00 pm.

PUBLIC COMMENT: There was no public comment.

PUBLIC HEARING: Walter Cooper Dairy Farm Landmark Nomination

Koler described the process for landmark designation and presented information on the nomination, including the *Barns of Snoqualmie Valley MPD* requirements for designation. She said the Cooper Farm doesn't meet the MPD requirements as a farmstead because the house doesn't have sufficient integrity; however, it more than meets the requirements for a single hay barn. She said that the nomination should be re-worked to reflect this.

She recommended that the Commission open the public hearing and leave the record open until the November meeting for public testimony and additional information while staff consults with the applicant to rework the boundaries and applicable criteria. The Commission agreed to do so, and Hitzroth opened the public hearing. There was no testimony.

Kelly asked why the orchard is considered for inclusion as a feature of significance. Koler said the orchard has five heritage fruit trees and it is included to allow the owner to take advantage of incentives for that portion of the site. Susanne Chambers asked if the Commission has the ability to work with the owner to keep the center of the house, since it's the oldest part. Handy responded that it has changed too significantly, and it would be challenging to feasibly restore it to that period. Koler indicated the owner plans to remove the house. Kelly asked if the interior of the barn was intact and would be considered a feature of significance. Koler stated the MPD requires that some portion of the interior remain intact.

Hudson moved to continue the public hearing on nomination of the Walter Cooper Dairy Farm to November 19, 2013, and to leave the record open for additional testimony. The motion passed unanimously.

PUBLIC HEARING: Englebert Matt Dairy Farm Landmark Nomination

Koler presented information on the nomination, including the requirements for designation contained in the *Barns of Snoqualmie Valley MPD*. In this instance the property does meet the MPD requirements as a farmstead. She stated that it further appears to be eligible under criteria 1 and 3, and that it appears to meet all seven integrity criteria: location, design, setting, materials, workmanship, feeling, and association. She noted the additional findings contained in the staff recommendation which support designation. Scott described the features of significance and Sundberg described how the property had been used, with the working farm yard uphill from the pasture which was located across the road in the flood plain of Patterson Creek. Koler stated that it is one of the most intact dairy farms dating to the first half of the 20th century in the county. Hitzroth opened the public hearing.

Public Testimony:

Keri Berger, 1818 Redmond-Fall City Road, Fall City, is one of the owners. She said they'd had the property for several years and they keep discovering new things as they uncover the buildings that have been covered with vegetation. Their first goal is to work on stabilizing the foundations of the barn and machine shed. The house also needs a new foundation. They'd like to restore the house as a guest house and they plan to use the barn for agricultural purposes.

Andrew Berger, 1818 Redmond-Fall City Road, is also an owner. He stated that one of the Matt sons came by the place and told him stories about the buildings and family. The sons went to an orphanage after their mother died. There are still original rosebushes by the house.

Irene Pike, 4431 335th Place SE, Fall City, stated that she went to school with the Matt children, and she thinks it's wonderful the owners plan to restore the house.

Hitzroth closed the public testimony portion of the hearing and the Commission began deliberations. Hudson asked if any shovel probes have been done on the property to look for archaeological artifacts. Sundberg indicated that a few had been done as part of a potential development several years ago, but nothing was found. He said that Matt relatives have previously described finding artifacts. Hudson asked if the owners knew where the outhouse was located. Andrew Berger responded that family members told him it was located behind the chicken house. He said there is a dump site south of the machine shed. Handy asked if any of the interiors were considered features of significance. Scott responded that there wasn't much left with any integrity. Andrew Berger said there was only a manure gutter, feed trough, and about 25% of the windows. Hitzroth stated that he is intrigued by the double silos because they're so rare. He asked if there were two roofs, or a single with two peaks, over the silos. Scott indicated it a single hipped roof covered both silos.

Kelly moved to designate the Englebert Matt Dairy Farm as a King County landmark based on the staff recommendation, including the boundaries, features of significance and findings contained in the recommendation. The motion passed unanimously.

CERTIFICATES OF APPROPRIATENESS

- **Gunnar Olson House (COA No. 1315)** – to install a new roof

Hudson briefly described the project, indicating the proposed new roof material is a laminated composition shingle that has been approved for residences by the Commission previously. She said that the house is in the process of being sold, and the closing date is imminent. Scott said it has already closed. Koler stated that she received a call from a previous owner who wondered why the Commission would allow composition shingles as an alternative to wood shingles. She explained the Commission's policy to allow the use of certain composition shingles as an alternative due to the inferior quality of wood shingles available on the market today. There are numerous instances wherein shingles have only lasted for a short time. Kelly stated that it would be helpful for him at a future meeting to discuss the role of precedence for an issue like this.

Hudson said that the DRC determined that *Secretary of the Interior's Standard 6* is applicable to the project. The Commission concurred with the DRC that this standard is applicable and that it is met.

Standard 6: "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."

For this standard, the proposed new composition shingles are approximately the same size, shape and thickness as historic shingles, particularly when viewed from the yard around the house. The proposed new shingles will match the old in color, as they have a medium gray/brown tone, very similar to weathered wood shingles. The proposed new shingles will approximate the old in texture, as they have a slightly textured surface like sawn wood. The proposed new roofing does not match the old in material; however, the DRC was unanimous in recommending that due to the inferior quality and high cost of wood shingles today, the Commission's precedent for allowing replacement of wood shingle roofs with composition shingles that have architectural definition and that are available in a color similar to weathered wood shingles, should be allowed in this case.

Handy moved to approve the Type II COA to install a new roof on the Gunnar Olson House as recommended by the DRC and to ratify the agreement between DRC and the applicant. The motion passed unanimously.

- **1954 Store Building (COA No. 1316)** – to install signage and lighting

Hudson described the project and said the DRC had asked the applicant to change the font from what was initially proposed on the sign. Applicant came back with an alternative font that the DRC felt was acceptable. Hudson said that the DRC determined that *Secretary of the Interior's Standards 9 and 10* and *North Bend Historic Commercial*

District's Sign Design Guidelines (façade sign boards) are applicable to the project. The Commission concurred with the DRC that the applicable standards and guidelines are met.

Standard 9: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

For this standard, no historic materials or features are impacted. The sign is compatible in size, material and placement to other signs on other contributing buildings in this historic district. This standard is met.

Standard 10: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

For this standard new brackets and electrical connections are being used to secure the sign to the building and install the lighting. However these are minimal in size and appearance and could easily be removed in the future with only minor holes left in the stucco that could be easily patched. This standard is met.

Sign Design Guidelines (façade sign boards):

- Sign board letters must be centered on the facade.
- Lettering styles shall be simple and typical of the same period of the building's architectural character.
- No logos shall be used.
- Outlined, raised, or shadowed lettering are permitted.
- Letter colors must be complementary to building color and trim.
- Traditional paintable finishes including wood, glass or metal/steel materials shall be required.
- Signs may be lighted by wall mounted fixtures that specifically illuminate the sign text. Such fixtures must be simple and utilitarian in character.

For this guideline, the sign board is centered on the facade and includes a simple letter style that could have been used during the 1950s, the period of significance for the building. The letters will be raised and painted a red color that coordinates with accent colors on the building. The sign board and letters are constructed of painted wood and will be lit by utilitarian gooseneck wall-mounted fixtures. This guideline is met.

Hudson moved to approve the Type II COA to install signage and lighting on the 1954 Store Building as recommended by the DRC and to ratify the agreement between DRC and the applicant. The motion passed unanimously.

NEW BUSINESS: None

OLD BUSINESS: None

ANNOUNCEMENTS: Koler said that the December Commission meeting will be in Kirkland in the evening and there will be a tour of proposed landmark properties prior to the meeting. She also announced that the *KCHPP Strategic Plan* is currently in production and will likely be finished next week. Hitzroth thanked everyone for attending the meeting.

ADJOURNMENT: The meeting was adjourned at 1:52 pm.